

1175 W BITTERS RD.

SAN ANTONIO TEXAS 78216



OFFICE SPACE
FOR LEASE

LEASE RATE

- **\$18.00 PSF / YR + NNN**

EXECUTIVE SUITES - Monthly Rent Rates pg. 3



AVAILABLE SPACE

- Building 1 – 222 SF available, shared restrooms
- Building 2 – First floor: Executive suites 1 SF – 193 SF, shared conference and restrooms
- Building 2 – Second Floor: 492 SF available

CONTACT

JORGE A. RODRIGUEZ, CCIM
V.P. INVESTMENT SALES
INTERNATIONAL INVESTMENT GROUP
210-366-1400 EXT. 120
JRODRIGUEZ@ROHDEREALTY.COM

ERNEST L. BROWN IV, CCIM
V.P. INVESTMENT SALES
INTERNATIONAL INVESTMENT GROUP
210-366-1400 EXT. 121
EBROWN@ROHDEREALTY.COM

JUAN CARLOS FLORES
INVESTMENT SALES
INTERNATIONAL INVESTMENT GROUP
210-366-1400 EXT. 118
JUAN.FLORES@ROHDEREALTY.COM

11503 NW MILITARY, SUITE 330
SAN ANTONIO, TX 78231
WWW.ROHDEREALTY.COM



1175 W BITTERS RD.
SAN ANTONIO TEXAS 78216



OFFICE SPACE
FOR LEASE

BUILDING 1

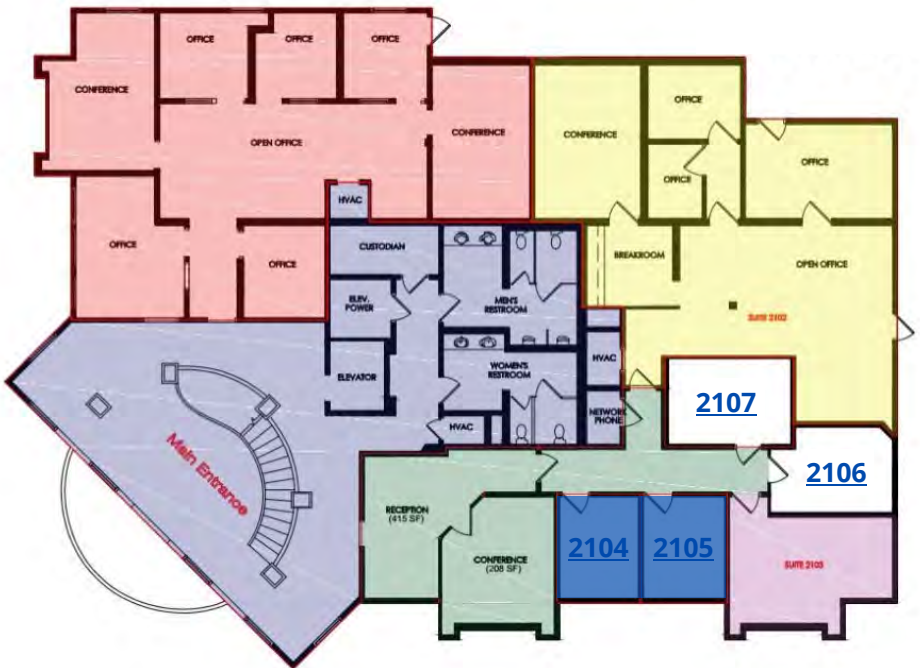


1175 W BITTERS RD.
SAN ANTONIO TEXAS 78216



OFFICE SPACE
FOR LEASE

BUILDING 2: FIRST FLOOR



EXECUTIVE SUITES

Suite #	R.S.F.	Monthly Rent
2104	153	\$778
2105	158	\$801
2106	184	\$937
2107	193	\$981

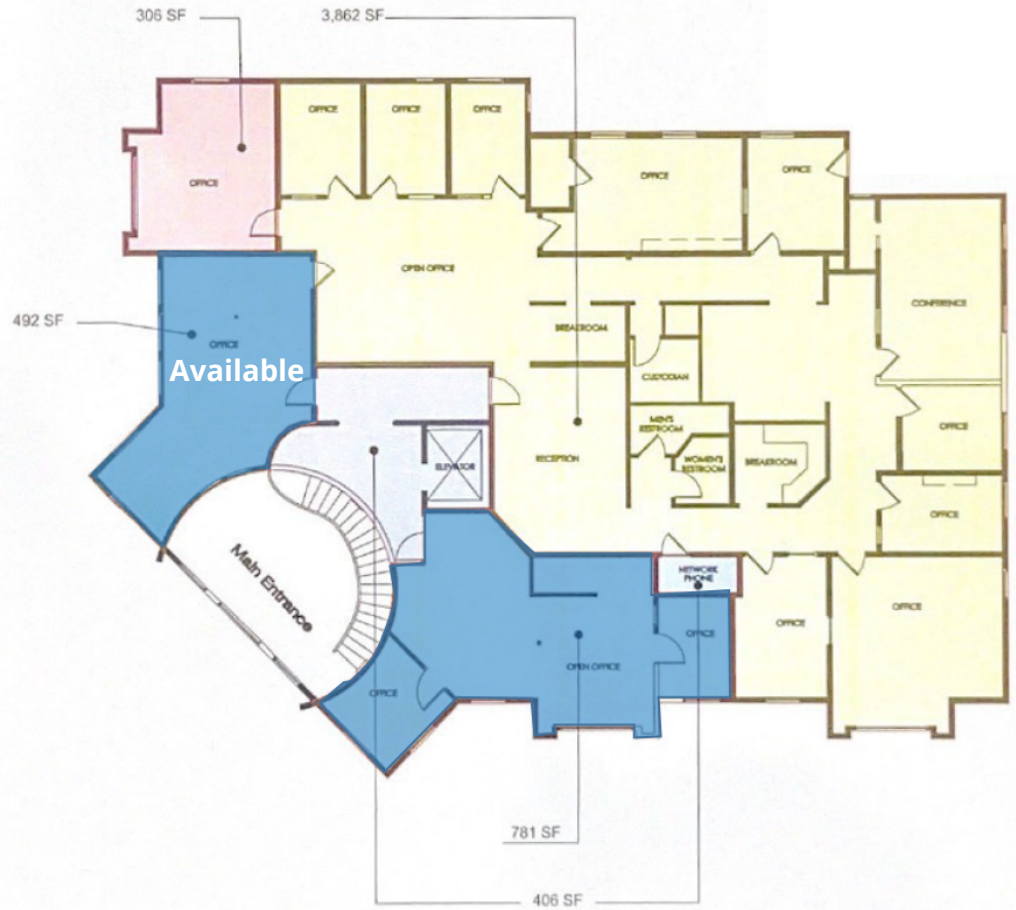
Although Rohde, Ottmers & Siegel Realty, Inc., the broker, has used reasonable care in obtaining data and making projections based upon that data, the information contained herein is submitted without representation nor warranty. All information is subject to errors, omissions, price change, changes in terms and conditions, prior sale or lease, withdrawal from the market without notice, and other events beyond the control of the broker.

1175 W BITTERS RD.
SAN ANTONIO TEXAS 78216



OFFICE SPACE
FOR LEASE

BUILDING 2: SECOND FLOOR



Although Rohde, Ottmers & Siegel Realty, Inc., the broker, has used reasonable care in obtaining data and making projections based upon that data, the information contained herein is submitted without representation nor warranty. All information is subject to errors, omissions, price change, changes in terms and conditions, prior sale or lease, withdrawal from the market without notice, and other events beyond the control of the broker.

1175 W BITTERS RD.

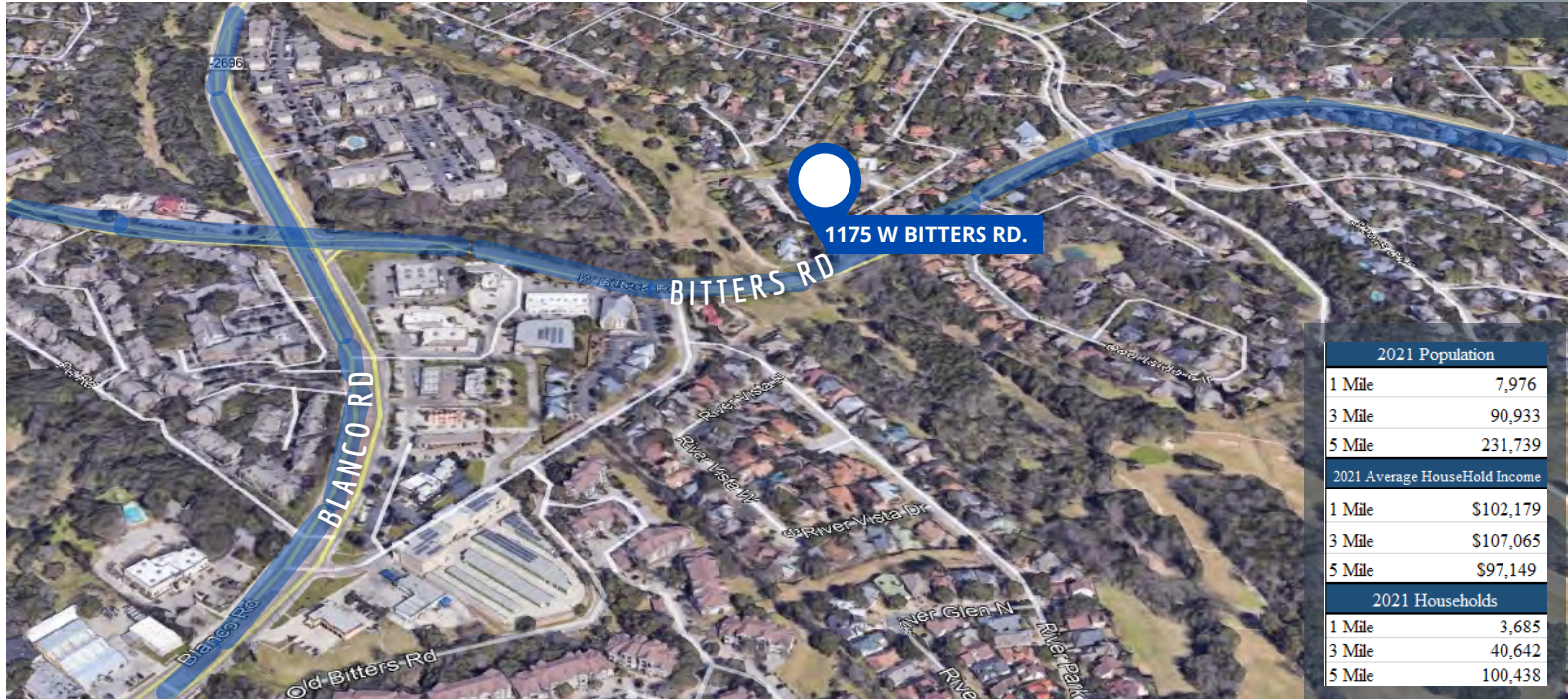
SAN ANTONIO TEXAS 78216



Map

Demographics

San Antonio International Airport- 12 Min Drive



1175 W BITTERS RD.
SAN ANTONIO TEXAS 78216



OFFICE SPACE
FOR LEASE

BUILDING 1

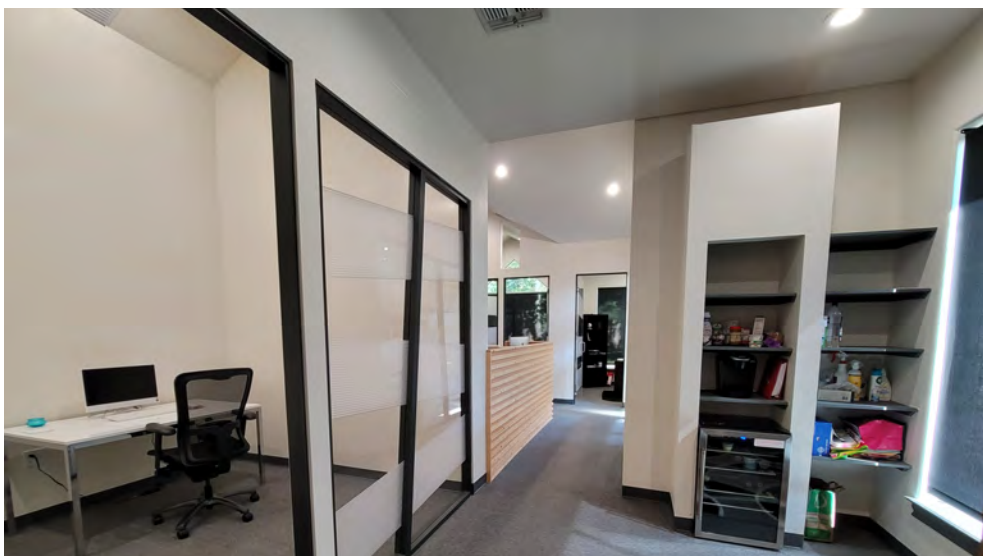
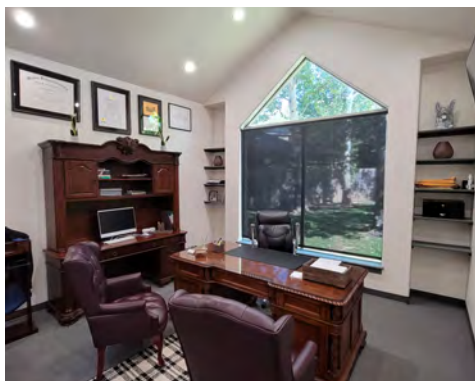


1175 W BITTERS RD.
SAN ANTONIO TEXAS 78216



OFFICE SPACE
FOR LEASE

BUILDING 1

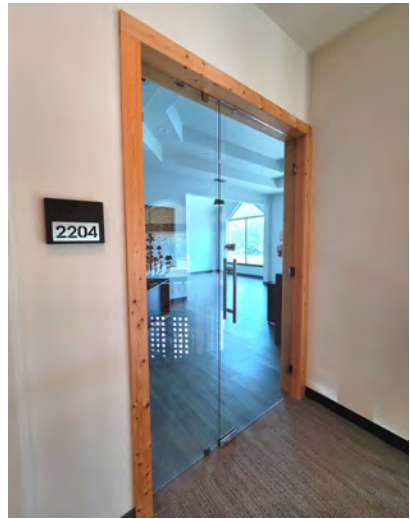


1175 W BITTERS RD.
SAN ANTONIO TEXAS 78216



OFFICE SPACE
FOR LEASE

BUILDING 2

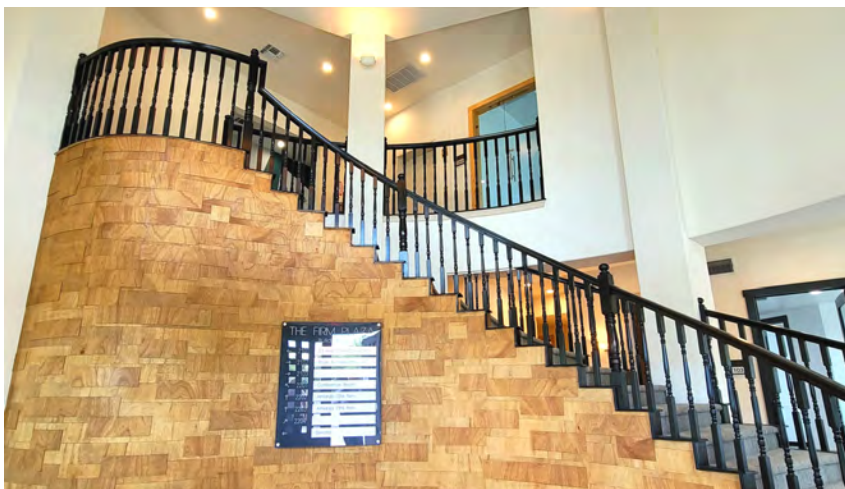


1175 W BITTERS RD.
SAN ANTONIO TEXAS 78216



OFFICE SPACE
FOR LEASE

BUILDING 2

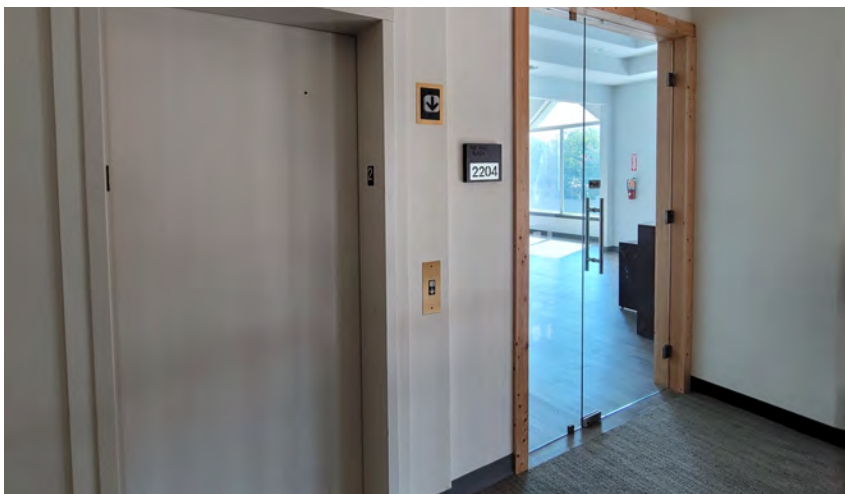


1175 W BITTERS RD.
SAN ANTONIO TEXAS 78216



OFFICE SPACE
FOR LEASE

BUILDING 2





Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>ROHDE OTTMERS SIEGEL REALTY</u>	<u>0486112</u>	<u>tomrohde@rohdecrealty.com</u>	<u>(210) 366-1400</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>ALFRED WILLIAM ROHDE, III</u>	<u>0146682</u>	<u>tomrohde@rohdecrealty.com</u>	<u>(210) 366-1400</u>
Designated Broker of Firm	License No.	Email	Phone
_____ Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____ Sales Agent/Associate's Name	License No.	Email	<u>(210) 366-1400</u> Phone

Buyer/Tenant/Seller/Landlord Initials _____

Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

Equal Housing Opportunity, 11501 NW Military Hwy, Ste 400, Austin, TX 78751
Carfax Free

Phone: (210) 366-1400

Fax: (210) 366-1400

Information about

Produced with jtdFontell.com by JULOGX18070@ix.net, Flossie, Michigan 48003. www.jtd.com